



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

1125 N 9th Street, Pabst Brewery Historic District

Selected tuck pointing and window sill replacement on the south, west, and north facades. Type O mortar to be used, with mortar color to match existing. Scope of work highlighted in yellow on the supplied plans.

Date issued 5/28/2024

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original. A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material. UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

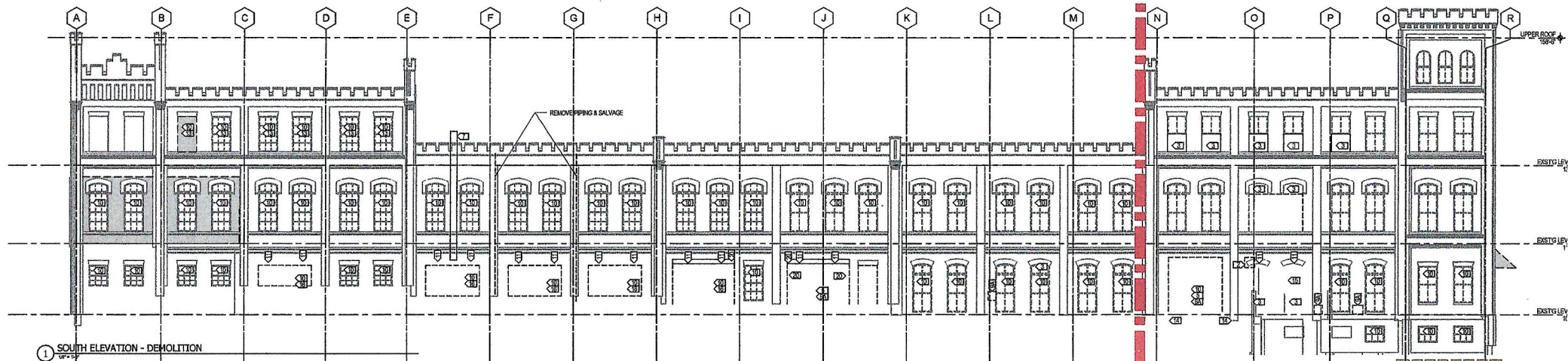
Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

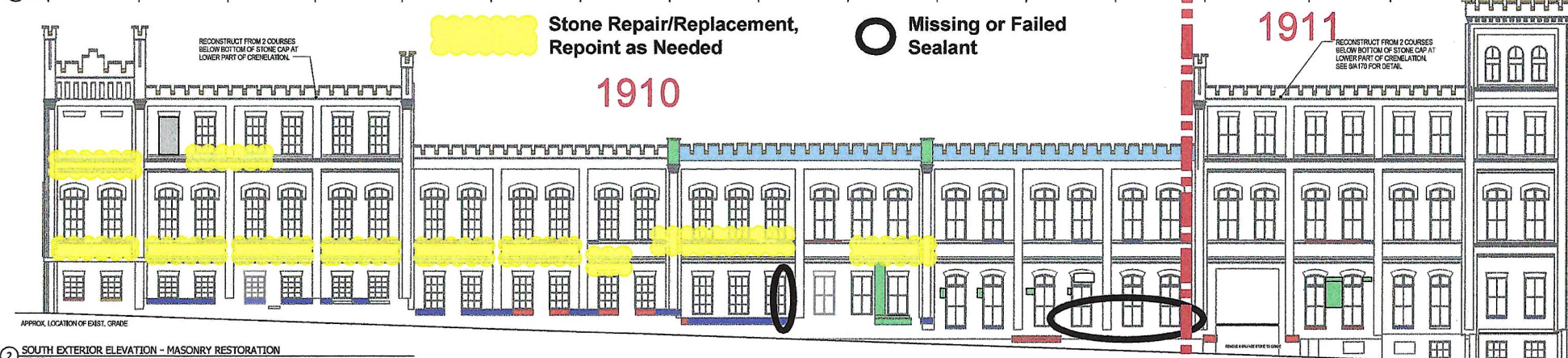


City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Bauman



1 SOUTH ELEVATION - DEMOLITION



2 SOUTH EXTERIOR ELEVATION - MASONRY RESTORATION



3 CURRENT CONDITION PHOTOGRAPH - FOR REFERENCE ONLY

MASONRY TREATMENT REQUIREMENT (MTR) KEY	DEMOLITION & DEMOLITION KEYNOTES
MTR-1: SELECTIVE DECONSTRUCTION AND MATERIAL HARVESTING	1 REMOVE SPREADERS
MTR-2: SUBSTITUTE STONE REPAIR - NOT USED	2 REMOVE LIGHT FIXTURE AND ASSOCIATED INFRASTRUCTURE
MTR-3: REPAIRING STONE BY GFIU	3 REMOVE & SALVAGE LIGHT FIXTURE, REMOVE ASSOCIATED INFRASTRUCTURE
MTR-4: DUFF GRANITE STONE REPAIR	4 REMOVE AND SALVAGE CANOPY
MTR-5: REMOVE SEAL AND RETURN STONE	5 REMOVE LOADING DOCK & MTR BUILDING ACCESSORIES; WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
MTR-6: REMOVE AND REPLACE STONE; NOTE: AT BASE OF BUILDING PROVIDE NEW 1" THICK STONE WITH GFIU BACK UP (SEE DETAILS)	6 REMOVE DOOR & FRAME; WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
MTR-7: CRACK INJECTION REPAIR	7 REMOVE & SALVAGE LOUVER
MTR-8: HISTORIC BRICK RECONSTRUCTION	8 REMOVE & SALVAGE BALCONY
MTR-9: MORTAR REMOVAL	9 REMOVE SIGNAGE
MTR-10: LINE MORTAR REPOINTING; NOTE: JAMB HEADS, HIDDEN TUCKPOINTING INDICATED ON ADJACENT WALL; PARAPET CORNICES, SIDES AND REAR FACES ARE TO BE TUCKPOINTED.	9A REMOVE & SALVAGE SIGNAGE
NOTE: SEE A150 FOR MTR NOTES	10 REMOVE & SALVAGE SECURITY SCREEN AND HARDWARE
	11 REBUILD RATCHED HEADER
	12 REMOVE LETTING AS NECESSARY FOR MASONRY RESTORATION; SALVAGE AND RESTORE FOR REINSTALLATION
	13 REMOVE INSIDE SCREWS
	14 DRESS NEWLY EXPOSED SAW CUT STONE FACES AT EXISTING JOINTS
	15 REMOVE LOUVER; WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
	16 REMOVE & SALVAGE WINDOW; WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
	17 REMOVE ELECTRICAL CONDUIT
	18 BRICK TO REMAIN; SEE A114
	19 REMOVE STAIR WELL WITH STONE
	20 REMOVE STEEL STRUCTURE/LAMBDA HEADER AND RESTORE BRICK STONE
	21 SALVAGE WINDOW, SILL AND STOOL FOR RECONSTRUCTION

Blue Ribbon Suites LLC
Building 29

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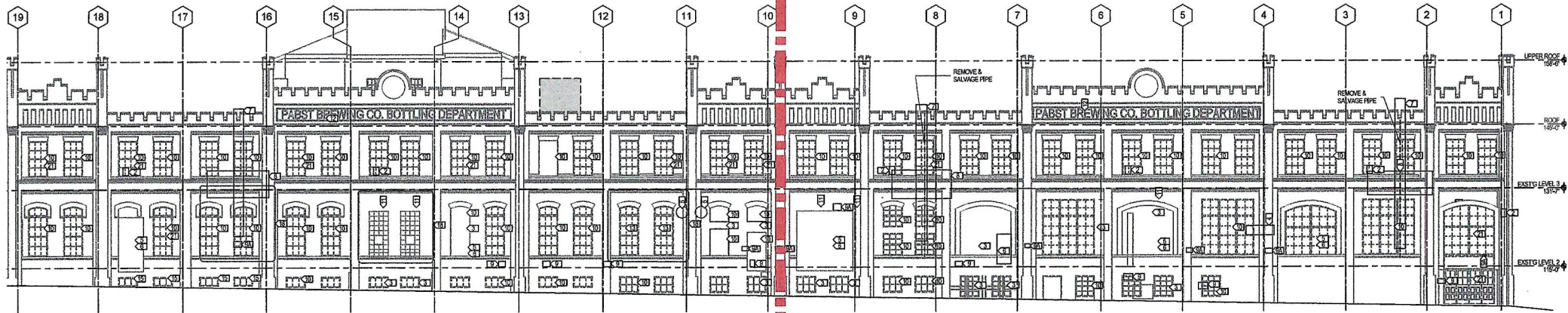
NO	DESCRIPTION	DATE
4	BP#5 ADDENDUM 4	8/26/2014
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BP#5
COMM. NO. 3368-001-01
SCALE As Indicated
DATE FEBRUARY 28, 2015
DRAWN Author

DEMOLITION & MASONRY RESTORATION PLAN - SOUTH ELEVATION

A162



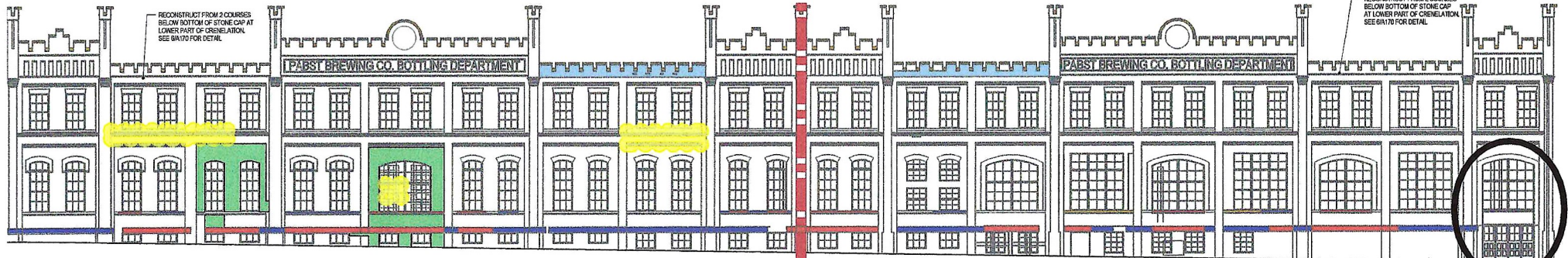
1 WEST ELEVATION - DEMOLITION
1/16/16

1889

Stone Repair/Replacement,
Repoint as Needed

Missing or Failed
Sealant

1910



2 WEST EXTERIOR ELEVATION - MASONRY RESTORATION
1/16/16



3 CURRENT CONDITION PHOTOGRAPH - FOR REFERENCE ONLY

MASONRY TREATMENT REQUIREMENT (MTR) KEY		DECONSTRUCTION & DEMOLITION KEYNOTES	
KEY	DESCRIPTION	KEYNOTE	DESCRIPTION
MTR-1	SELECTIVE DECONSTRUCTION AND MATERIAL HARVESTING	1	REMOVE SPANDRILS
MTR-2	SUBSTITUTE STONE REPAIR - NOT USED	2	REMOVE LIGHT FIXTURE AND ASSOCIATED INFRASTRUCTURE
MTR-3	DRESSING STONE IN SITU	3A	REMOVE & SALVAGE LIGHT FIXTURE, REMOVE ASSOCIATED INFRASTRUCTURE
MTR-4	REMOVE, CLEAN, AND RETURN STONE	3B	REMOVE MASONRY INFILL MATERIAL
MTR-4A	REMOVE, CLEAN, AND RETURN STONE. NOTE: AT BASE OF BUILDING PROVIDE NEW 1" THICK STONE WITH CMU BACK UP (SEE DETAIL)	4	REMOVE & SALVAGE CASING
MTR-5	CRACK INJECTION REPAIR	5	REMOVE LONGING DOOR/FRASC. BUILDING ACCESSORIES. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
MTR-6	HISTORIC BRICK RECONSTRUCTION	6A	REMOVE DOOR FRAME. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
MTR-7	WORKAR REMOVAL	6B	REMOVE & SALVAGE DOOR & FRAME. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
MTR-10	LINE MORTAR REPOINTING. NOTE: JOINTS, HEADS, HIDDEN TUCKPOINTING INDICATED ON ADJACENT WALL, PARAPETS, FRONTS, SIDES AND REAR FACES ARE TO BE TUCKPOINTED.	7	REMOVE & SALVAGE ARCHES
NOTE: SEE A150 FOR MTR NOTES		8	REMOVE & SALVAGE BALCONY
		9	REMOVE SIGNAGE
		10	REMOVE & SALVAGE SIGNAGE
		11	REMOVE & SALVAGE SECURITY SCREEN AND HARDWARE
		12	REBUILD ARCHED HEADER
		13	REMOVE LETTERING AS NECESSARY FOR MASONRY RESTORATION, SALV AND RESTORE FOR REINSTALLATION
		14	REMOVE MISC. GREEN
		15	DRESS NEARLY EXPOSED SAWCUT STONE FACES AT EXISTING JOINTS
		16	REMOVE LOUVER. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
		17	REMOVE & SALVAGE WINDOW. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
		18	REMOVE ELECTRICAL CONDUIT
		19	REMOVE STAR INFILL WITH STONE
		20	REMOVE STEEL STRUCTURE JOISTS/HEADER AND RESTORE BY CONCRETE
		21	SALVAGE WINDOW, SILL AND STOOL, FOR RECONSTRUCTION

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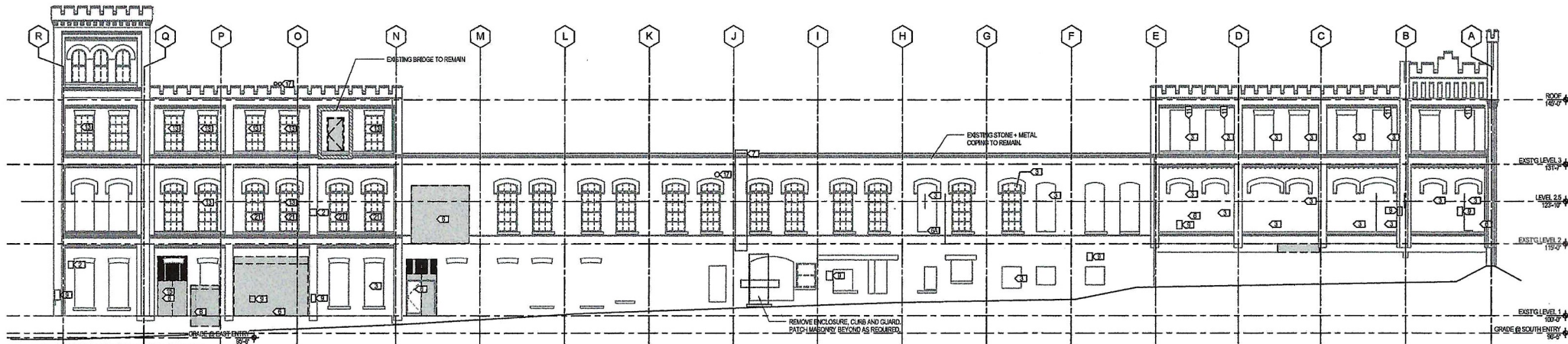
NO	DESCRIPTION	DATE
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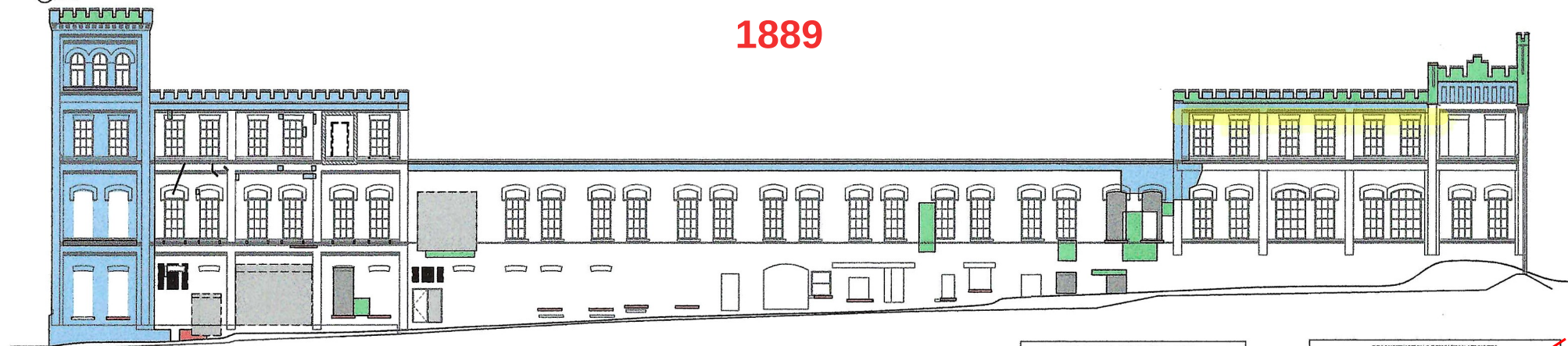
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COMM. NO. 3389-001-01
SCALE As Indicated
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**DEMO & MASONRY
RESTORATION PLAN - WEST
ELEVATION**

A163



1 NORTH ELEVATION - DEMOLITION



2 NORTH EXTERIOR ELEVATION - MASONRY RESTORATION

MASONRY TREATMENT REQUIREMENT (MTR) KEY

- MTR-1 SELECTIVE DECONSTRUCTION AND MATERIAL HARVESTING
- MTR-2 STRUCTURE STONE REPAIR - NOT USED
- MTR-3 RESTORING STONE IN SITU
- MTR-4 OUTCROP MORTAR REPAIR
- MTR-5 REMOVE CLEAN AND RETURN STONE
- MTR-6 REMOVE AND REPAIR STONE. NOTE: AT BASE OF BUILDING PROVIDE NEW 8" THICK STONE WITH GCM BACK UP (SEE DETAIL)
- MTR-7 CRACK INJECTION REPAIR
- MTR-8 HISTORIC BRICK RECONSTRUCTION
- MTR-9 MOSTLY RESIDUAL
- MTR-10 LIME MORTAR REPOINTING. NOTE: JAMES, HENRY, HIDDEN RETURNS ALL TO RECEIVE INDICATED PERCENTAGE OF TUCKPOINTING INDICATED ON ADJACENT WALL. PARAPET FRONTS SIDES AND REAR FACES ARE TO BE TUCKPOINTED.

NOTE: SEE ALSO FOR MTR NOTES

DECONSTRUCTION & DEMOLITION KEYNOTES

KEYNOTE	DESCRIPTION
1	REMOVE SPEAKERS
2A	REMOVE LIGHT FIXTURE AND ASSOCIATED INFRASTRUCTURE
2B	REMOVE & SALVAGE LIGHT FIXTURE. REMOVE ASSOCIATED INFRASTRUCTURE
3	REMOVE MASONRY INFILL MATERIAL
4	REMOVE & SALVAGE CANDY
5	REMOVE LOADING DOCK & MISCELLANEOUS ACCESSORIES. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
6	REMOVE DOOR & FRAME. WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
7	REMOVE & SALVAGE LADDER
8	REMOVE & SALVAGE BALCONY
9A	REMOVE & SALVAGE SIGNAGE
9B	REMOVE & SALVAGE SIGNAGE
10	REMOVE & SALVAGE SECURITY SCREEN AND HARDWARE
11	REBUILD ARCHED HEADER
12	REMOVE LETTERING AS NECESSARY FOR MASONRY RESTORATION. SALVAGE AND RESTORE FOR REINSTALLATION
13	REMOVE INSECT SCREEN
14	DRESS NEWLY EXPOSED SAWCUT STONE FACES AT EXISTING JOINTS
15	REMOVE LOADING DOCK WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
16	REMOVE & SALVAGE WINDOW WORK TO BE DONE BY SELECTIVE DEMOLITION CONTRACTOR
17	REMOVE ELECTRICAL CONDUIT
18	BRICK TO REMAIN, SEE ALT #4
19	REMOVE STAIR INFILL WITH STONE
20	REMOVE STEEL STRUCTURE (SUNSHADE HEADER AND FRONT PORCH BRICKSTONE)
21	SALVAGE WINDOW, SILL AND STOOL FOR RECONSTRUCTION

BRICK Repair @ CORNERS/TOP



3 CURRENT CONDITION PHOTOGRAPH - FOR REFERENCE ONLY

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DEMO & MASONRY RESTORATION PLAN - NORTH ELEVATION

Building 29, Pabst Brewery Complex Historic District

d/b/a Eleven25 at Pabst

1125 N. 9th Street, Milwaukee, Wisconsin

Masonry Selections from 2015/2016 Restoration

<u>Building / Façade</u>	<u>Element</u>	<u>Type/Color</u>	<u>Finish</u>
1910 - South Façade	Window Sills	Scioto Buff	Sawn / Sandblasted
1911 - South Façade	Window Sills	Bedford Buff	Sawn & Honed
1889 - West Façade	Window Sills	Scioto Buff	Sawn / Sandblasted
1910 - West Façade	Window Sills	Scioto Buff	Sawn / Sandblasted
1889 - North Façade	Window Sills	Scioto Buff	Sawn / Sandblasted